

6 Bell Street | Wigston | LE18 1AD

Prime pitch retail unit in Wigston Town Centre

Total area

138.78m² (1,566ft²)

- Prominent position in a pedestrianised town centre
- Suitable for a variety of uses - subject to planning
- Numerous car parks in close proximity
- Nearby occupiers include **Costa**, **Iceland**, **Superdrug** and **Sainsbury's**
- Rent - £17,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Wigston is situated approximately 5 miles south of Leicester City Centre on the A5199, with a population of around 33,000.

Bell Street is one of the most popular retail pitches within Wigston Town Centre. The property is located on this fully pedestrianised street with nearby occupiers including Iceland, Peacocks, Superdrug, and Card Factory.

Wigston is well serviced and has lots of amenities with an in town Sainsbury's supermarket situated nearby the subject property and has a number of car parks in close proximity.

The Property

The subject property comprises a ground floor and first floor retail unit secured by an electric shutter.

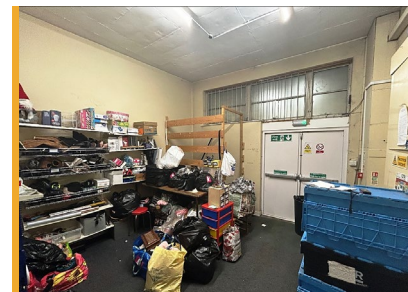
Internally, the ground floor provides an open-plan sales area with storage facilities to the rear, along with a rear door providing loading access. The first floor offers additional storage space and staff welfare facilities.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	55.84	601
Ground Floor Storage	17.19	185
First Floor Storage/Staff Facility area	65.75	780
Total	138.78	1,566

(These measurements are given for information purposes only.)





Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

**£17,500 per annum exclusive
(seventeen thousand five hundred pounds)**

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £15,750

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

A copy of the Energy Performance Certificate is available upon request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.